






SITE HIGHLIGHTS

- 5.39 Acres for ground lease, lease or built-to-suit
- 52,000 ADT at the signalized intersection
- Amongst the greatest density in Broward County
- Within close proximity to:  Walmart Supercenter,  ROSS DRESS FOR LESS,  DOLLAR TREE,  Rainbow,  YouFit HEALTH CLUBS
- Commercial zoning
- Targeting gas station, C-store, fast food/QSR, retail, grocery, auto repair/parts, medical

CONTACT US

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**DEMOGRAPHICS**

|            | 1 MILE   | 3 MILES  | 5 MILES  |
|------------|----------|----------|----------|
| Population | 26,135   | 189,031  | 482,917  |
| Households | 9,623    | 70,888   | 187,332  |
| MHHI       | \$45,287 | \$45,192 | \$47,530 |

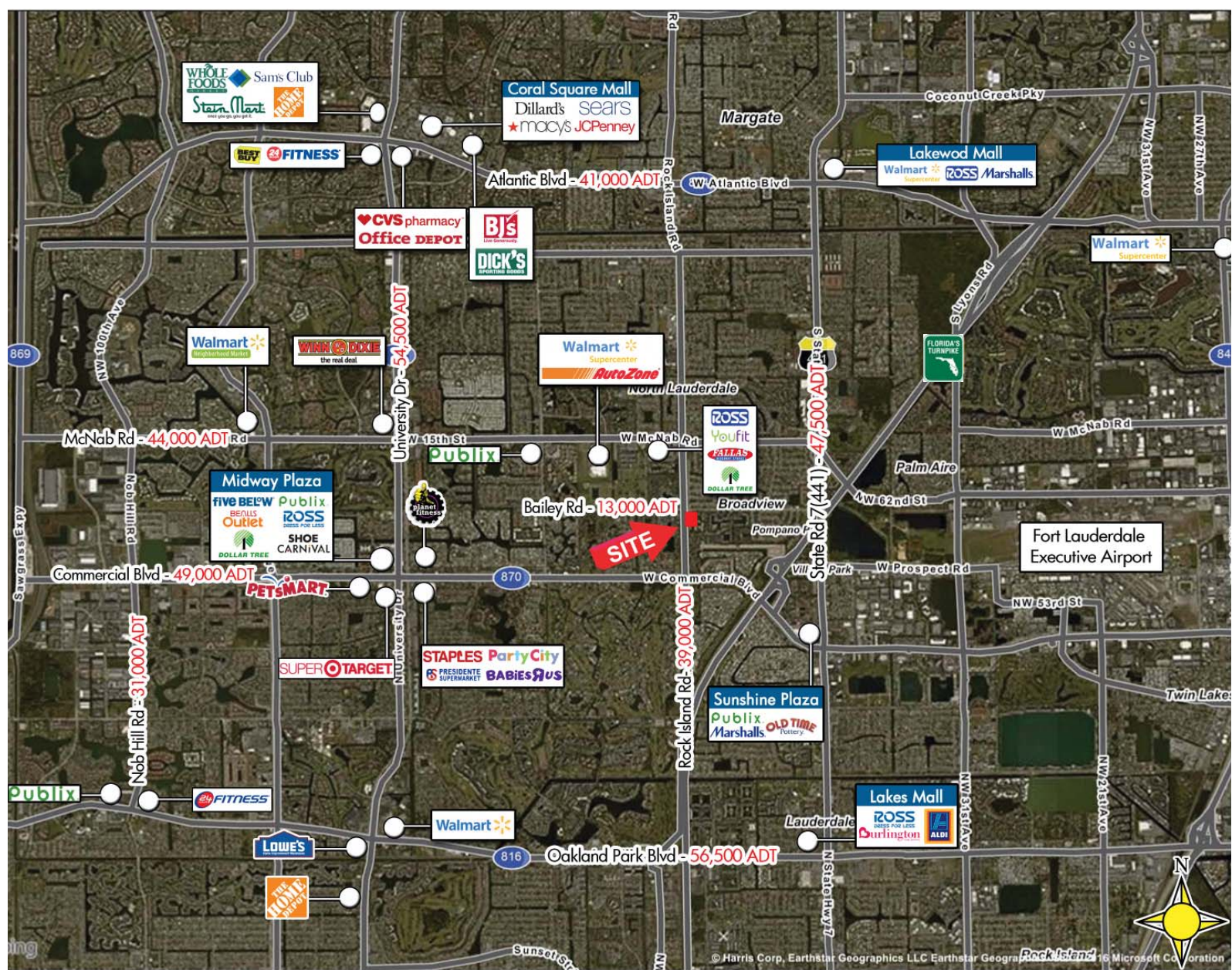
**KATZ & ASSOCIATES**  
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Another Project Developed By:



**TRADE AREA AERIAL**



**CLOSE-UP AERIAL**

